

# Guy Lodge & Kathline Holmes Private Moorage Management Plan

## Section A – Project Overview

The purpose of this application is to legitimize our floating dock and conduct improvements, please note that we just recently purchased our home. The dock is used for the purpose of personal recreation and for our private use only. The location for the dock is in front of our home at 6046 Martin Road, Nelson, BC. The size of the existing dock is 172 ft. (52.4 m) long, and 4 ft (1.2 m) wide with 9 wood pilings. The wood pilings are in poor condition and will be replaced with 7 new steel pilings. The existing dock will be replaced with new dock and a 10' x 16' (totalling 6 m wide) swim platform will be added to the straight dock to form an L shaped configuration.

## Section B – Project Details

Current 9 wood pilings are old and deteriorating, they will be removed by using an underwater chainsaw to cut them off near the lakebed floor. Seven new steel pilings will be used as a replacement and will be installed with a floating barge pile driver. The old existing docks will be replaced with new docks constructed out of wood with environmentally friendly PVC encapsulated floats and composite decking. There will be no dredging, no retaining and no boathouses. The dock's distance from the property lines is approximately 15 metres from the West property line and 15 meters from the East property line.

## Section C – Additional Information

### 1. Environmental

- a. **Land Impacts** – there will be no disruption or land impacts to the shore area. The dock being replaced is a floating type wood dock. Nine existing wood pilings which are old will be replaced with seven steel pilings installed with a floating barge pile driver to minimize disruption to the lakebed floor and bubble screening will be used during pile driving. The existing wood pilings will be cut off near the lakebed floor with an underwater chainsaw.
- b. **Atmospheric Impacts** – there are no atmospheric impacts in association with this dock, which will be used solely for my personal use and family recreation only.
- c. **Aquatic Impacts** – the dock will be a floating structure which will not cause any water diversion and will not impact water quality in any way. Public access to Kootenay Lake will also not be affected by this dock.
- d. **Fish and Wildlife Habitat** – there are no negative influences on fish or wildlife habitat.

## II. Socio-Community

- a. **Land Use** – There are private docks located throughout the general surrounding area. There is public access to the beach front area from the East of my property at the Harrop Ferry landing. Public access to the beach area is not be affected in any way by my dock.
- b. **Socio-Community Conditions** – The project will not affect or influence any community services or infrastructure. Our dock will sit in the water area immediately in front of our home and will not affect any current or planned services, transportation or road changes. The immediate area is fully developed.
- c. **Public Health** – There will be no affects to public health.
- d. **First Nations** – We have not had any contact with any First Nations concerning this project since there is no First Nations persons or organizations anywhere in the surrounding area of the affected. The upland property is owned personally and privately by the applicants.